

ARTICLE 1319

OFF-STREET PARKING AND LOADING

1319.01 Required Off-Street Parking Space

- (a) Off-street parking spaces shall be provided and satisfactorily maintained in accordance with the following provisions for each building which, after the effective date of this Ordinance, is erected, enlarged or altered for any of the following purposes in any district:
 - (1) Residences. Except as authorized by the Zoning Hearing Board, the requirements are as follows:
 - (I) Single family dwellings, two (2) family dwellings, apartments with three (3) or more bedrooms - two (2) parking spaces for each dwelling unit.
 - (II) Apartments with one or two bedrooms - one and three-quarter (1-3/4) parking spaces for each dwelling unit.
 - (III) Efficiency apartments - one and one-half (1-1/2) parking spaces for each dwelling unit.
 - (2) Hotels. Two (2) parking spaces for each three (3) sleeping rooms or suites, plus one (1) additional space for each five (5) employees, plus such additional space as required by this parking schedule because of any supplementary parking - generating activities of some hotels, such as bars, ballrooms, night club facilities and the like.
 - (3) Cabins or Motels. One (1) parking space for each sleeping room or suite, plus one (1) additional space for the owner or manager if resident on the premises, plus additional space necessary as in (2) above.
 - (4) Bed and Breakfast Home. Two (2) parking spaces for the single family dwelling and one (1) additional space for each room to be rented.
 - (5) Rooming and Boarding Houses. One (1) parking space for each sleeping room to be occupied by roomers or boarders, plus one (1) space for each dwelling unit on the premises, and plus one (1) additional space for every two (2) persons regularly employed on the premises.

- (6) Clubhouses and Permanent Meeting Places of Veterans, Business, Civic, Fraternal, Labor and Similar Organizations. One (1) parking space for every fifty (50) square feet of aggregate floor area in the auditorium, assembly hall and dining room of such building, plus one (1) additional space for every two (2) persons regularly employed on the premises.
- (7) Dormitories, Fraternity Houses and Sorority Houses. One (1) parking space for every four (4) beds, plus one (1) additional space for each two (2) employees thereof.
- (8) Hospitals. One (1) parking space for every four (4) patient beds (excluding bassinets), plus three (3) additional spaces for every four (4) staff members or visiting doctors, plus one (1) space for each two (2) employees including nurses normally employed during any shift; loading and unloading space for hospital ambulances and similar vehicles are not included in the spaces required.
- (9) Nursing and Convalescent Homes. One (1) parking space for every four (4) beds.
- (10) Medical and Dental Clinics. Three (3) parking spaces for each doctor plus one (1) additional space for every two (2) regular employees.
- (11) Mortuaries or Funeral Parlors. One (1) parking space for each "official" vehicle plus one (1) space for each family resident on the premises plus one (1) additional space for each two (2) employees (other than resident on the premises), plus one (1) space for each fifty (50) square feet of floor area in the viewing rooms, slumber rooms, parlors, or individual funeral service rooms.
- (12) Welfare Institutions, Such as Asylums, Elderly Housing, Orphanages. Three (3) parking spaces for every four (4) staff members or visiting doctors, plus one (1) space for every three (3) employees normally employed during any shift, plus (a) one (1) space for every one thousand (1,000) square feet of gross floor area in asylums or orphanages, or (b) one and one-half (1-1/2) spaces for every ten (10) dwelling units in elderly housing.
- (13) Libraries, Museum, Post Offices, Civic Centers and Similar Establishments. Parking or storage space for all vehicles used directly in the operation of such establishment plus four (4) parking spaces for the first one thousand (1,000) square feet of total floor area and

one (1) additional space for every additional two hundred fifty (250) square feet of floor area.

- (14) Convention Halls, Gymnasiums, Race Tracks, Skating Rinks, Stadiums, Sports Arenas, Auditoriums, Theaters, Churches and Similar Uses. One (1) parking space for every four (4) persons who may legally be admitted therein at one time under the State Fire Prevention Laws.
- (15) Bowling Alleys. Three (3) parking spaces for each alley, plus additional spaces equal in number to at least sixty (60) percent of the number of employees.
- (16) Schools. One (1) parking space for each two (2) employees including teachers and administrators, plus off-street space for the safe and convenient loading and unloading of students, plus additional facilities for student parking at the high school level of one hundred (100) spaces.
- (17) Universities, Colleges, Academies, and Similar Institutions of Higher Learning. One (1) parking space for every two (2) persons regularly employed at the institution, plus one (1) space for each ten (10) classroom seats, plus additional space as required by this parking schedule because of any supplementary parking generating activities at the institution.
- (18) Office, Professional or Public Buildings. One (1) parking space for each two (2) employees.
- (19) Transportation Terminals. One (1) parking space for every one hundred (100) square feet of waiting room space plus one (1) additional space for every two (2) persons regularly employed on the premises.
- (20) Restaurants, Night Clubs, Tea Rooms, Lunch Counters or the Like. One (1) parking space for each three (3) employees, plus one (1) space for every four (4) seats for customers.
- (21) Roadside Stands, Car Washes, or other Roadside Service Establishments. One (1) parking space for each employee plus additional spaces or equivalent standing area for customer-motorists in the ratio of one (1) space for every fifty (50) lineal feet of road frontage.
- (22) Indoor Retail Businesses. Parking or storage space for all vehicles used directly in the conduct of such business plus four (4) parking spaces for the first one thousand (1,000) square feet of total floor area and one (1) additional space for every additional two hundred and fifty (250) square feet of floor area.

- (23) Shopping Centers. Five and one-half (5-1/2) parking spaces for every one thousand (1,000) square feet of gross floor area. In an enclosed shopping mall, however, that floor area which is used exclusively for pedestrian traffic and which is not within the area specifically assigned to a particular store, may be excluded from the gross floor area computation.
- (24) Repair Shops, Plumbing Shops, Electrical Shops, Roofing Shops, Public Garages, and Other Service Establishments. Parking or storage space for all vehicles used directly in the conduct of the business plus two (2) parking spaces for each person regularly employed on the premises.
- (25) Self-Service Laundries. One (1) parking space for every four (4) washing machines.
- (26) Outdoor Retail Businesses. Parking or storage space for all vehicles used directly in the conduct of such business plus two (2) parking spaces for each person employed.
- (27) Service Stations. Parking or storage space for all vehicles used directly in the conduct of the business plus one (1) service space for each gas pump, three (3) spaces for each grease rack or similar facility and one (1) space for every two (2) persons employed on the premises at maximum employment on a single shift.
- (28) General Business, Commercial, and Personal Service Establishments Not Specifically Covered Herein. One (1) parking space for every one hundred fifty (150) square feet of sales area, or two (2) parking spaces for each employee, whichever is greater.
- (29) Industrial or Manufacturing Establishment. One (1) parking space for each four (4) employees (based upon the maximum number employed at any one shift), plus one (1) parking space for each one thousand (1,000) square feet of gross floor area in the buildings for use by visitors to the building or buildings.
- (30) Warehouses, Freight Terminals and Trucking Terminals. Parking or storage space for all vehicles used directly in the conduct of such business, plus two (2) parking spaces for each person regularly employed on the premises.
- (31) Wholesale Businesses. Parking or storage space for all vehicles used directly in the conduct of such business, plus two (2) parking spaces for each person employed on the premises based on maximum seasonal employment.

- (32) No parking of vehicles shall be permitted in the front of a line fifty (50) feet back from the property line. This restriction shall be applicable to Planned Industrial Districts only.
- (33) Residential Retirement Complex. One-half (.5) parking space for each dwelling unit and one (1) space per employee of the complex during a maximum shift.

1319.02

General Regulations Applying to Required Off-Street Parking Facilities

- (a) Existing Parking. Structures and uses in existence at the date of adoption of this Ordinance shall not be subject to the requirements of this Article so long as the kind or extent of use is not changed, and provided that any parking facility now serving such structures or uses shall not in the future be reduced below such requirements.
- (b) Change in Requirements. Whenever there is an alteration of a structure or a change or extension of a use which increases the parking requirements according to the standards of Section 1319.01, the total additional parking required for the alteration, change or extension shall be provided within 120 days in accordance with the requirements of that section.
- (c) Conflict with other Uses. No parking area shall be used for any use that interferes with its availability for the parking need it is required to serve.
- (d) Continuing Character of Obligation. All required parking facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve. Off-street parking facilities shall not be reduced in total extent after their provision except upon the approval of the Zoning Hearing Board and then only after proof that, by reason of diminution in floor area, seating area, the number of employees, or change in other factors, controlling the regulation of the number of parking spaces, such reduction is in conformity with the requirements of this Article.

Reasonable precautions shall be taken by the owner or sponsor of particular uses to assure the availability of required facilities to the employees or other persons whom the facilities are designed to serve. Such facilities shall be designed and used in such a manner as to at no time constitute a nuisance, or hazard, or unreasonable impediment to traffic.

- (e) Joint Use.
 - (1) Two (2) or more uses may provide for required parking in a common parking lot if the total space provided is not less than the sum of the spaces required for each use individually. However, the number of spaces required in a

common parking facility may be reduced below this total by approval by the Planning Commission if it can be demonstrated to the Commission that the hours or days of peak parking needed for the uses are so different that a lower total will provide adequately for all uses served by the facility.

- (f) Fractional Spaces. Where the computation of required parking space results in a fractional number, any fraction of the next higher number shall be counted as one (1).
- (g) Location of Parking Spaces. Required off-street parking spaces shall be on the same lot or premises with the principal use served.
- (h) Maintenance of Parking Area. For parking areas of three (3) or more vehicles, the area not landscaped and so maintained, including driveways, shall be graded, surfaced with a dustless, durable, all-weather pavement parking surface, and drained to the satisfaction of the City Engineer to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining property. All off-street parking spaces shall be marked so as to indicate their location.
- (i) Lighting. All parking areas and driveways serving commercial uses shall be adequately illuminated during the hours of use between sunset and sunrise.
- (j) Shade Trees. Off-street parking areas which provide parking for twenty (20) or more vehicles shall be provided with shade trees of a type and size approved by the Shade Tree Commission. The shade trees shall be located in a planned manner within the parking lot area.
- (k) Access to a non-residential use and its related off-street parking shall be from a street where over fifty (50) percent of the frontage on both sides of a street is non-residential in use.

1319.03

Design Standards

The design standards specified below shall be required for all off-street parking facilities with a capacity of five (5) or more vehicles built after the effective date of this Ordinance.

- (a) The minimum dimensions of stalls and aisles shall be as follows:
 - (1) Stall width shall be at least nine (9) feet.
 - (2) Stall depth shall be at least nineteen (19) feet with said dimensions measured on the angle for all angle parking and twenty-two (22) feet for parallel parking.

- (3) Minimum width of aisles providing access to stalls for one-way traffic only, varying with the angle of the parking shall be:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
Parallel	12 feet
30 Degree	12 feet
45 Degree	14 feet
60 Degree	18 feet
90 Degree	20 feet

- (4) Minimum width of aisles providing access to stalls for two-way traffic shall be twenty-five (25) feet.
- (b) Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.
- (c) The width of entrance and exit drives shall be:
- (1) A maximum of fifteen (15) feet at the curb line for one-way use only.
- (2) A maximum of twenty-five (25) feet at the curb line for two-way use.
- (d) Where there is an intersection of two (2) streets, an entrance or exit drive shall be a minimum of twenty-five (25) feet from the intersection of the street line as defined by this Code.
- (e) In no case shall parking areas for five (5) or more vehicles be designed to require or encourage cars to back into a public street in order to leave the lot.
- (f) All parking spaces and access drives placed on or adjacent to a property located in any Residential, Institutional, Limited Commercial, or Planned Industrial Zoning District, shall be located at least ten (10) feet from any property line which is not also a street line.
- (g) All parking spaces shall be separated from the street curb line by a concrete curb, planting strip (where appropriate) and sidewalk all built to City Specifications. Properties located in or across the street from a Residential, Institutional, Limited Commercial or Planned Industrial Zoning District shall add a three (3) foot buffer yard between the street line and parking area, except that, if approved by the Department of Public Works, the buffer yard may protrude into the street right-of-way. Parking areas shall be equipped with

adequate barriers, such as tire bumpers, to prevent vehicles from projecting beyond the designated parking area.

- (h) In any parking area of five (5) or more spaces in a Residential District or abutting a Residential District, all spaces not within a building shall be provided with a suitable fence, wall or evergreen planting at least four (4) feet in height, designed to screen noise, odors, visibility and headlight glare, and located between such parking spaces and any lot in a Residential District that abuts directly or across a street.
- (i) All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property.
- (j) No commercial vehicle exceeding two (2) tons may be stored on a residential lot. Only one (1) commercial vehicle of less than two (2) tons capacity may be stored on a residential lot.

1319.04

Off-Street Loading

Every building or structure having over one thousand (1,000) square feet of gross floor area used for the retail sale, display, storage, manufacture, preparation, and/or distribution of foods, merchandise, or materials or any other uses involved in large volume receipt and distribution by vehicles of merchandise and materials shall provide space as herein indicated for the loading and unloading of vehicles off the street or public alley. Such space shall have access to a public alley, or if there is no alley, to a street.

Off-street loading and unloading space shall be in addition to and not considered as meeting a part of the requirements for off-street parking space. Off-street loading and unloading space shall not be used or designed, intended or constructed to be used in a manner to obstruct or interfere with the free use of any street, alley or adjoining property. At least the following off-street loading and unloading space requirements for specific uses shall be provided:

- (a) Retail Business and Service Establishments. One (1) off-street loading and unloading space at least twelve (12) feet by thirty-five (35) feet for the first three thousand (3,000) square feet of floor area, provided that in computing said area requirements contiguous establishments may be considered as a single unit.

Additional floor area shall require at least one (1) additional space. More than two (2) spaces shall be required at the discretion of the proper authority having jurisdiction (Zoning Officer, Zoning Hearing Board, or the City Planning Commission) at the time of site plan review.

- (b) Industrial Plants. One (1) off-street loading and unloading space at least twelve (12) feet by fifty (50) feet for the first ten thousand (10,000) square feet of floor area. Fourteen thousand (14,000) or more square feet of floor area shall require two (2) spaces. More

than two (2) spaces shall be required at the discretion of the proper authority having jurisdiction (Zoning Officer, Zoning Hearing Board, or the City Planning Commission) at the time of site plan review.

- (c) Warehouses and Wholesale Storage Facilities. One (1) off-street loading and unloading space at least twelve (12) feet by fifty (50) feet for the first seventy-five hundred (7,500) square feet of floor area. Twelve thousand (12,000) or more square feet of floor area shall require two (2) spaces. More than two (2) spaces shall be required at the discretion of the proper authority having jurisdiction (Zoning Officer, Zoning Hearing Board, or the City Planning Commission) at the time of site plan review.
- (d) Freight Terminals and Trucking Terminals. One (1) off-street loading and unloading space at least twelve (12) feet by fifty (50) feet for the first five thousand (5,000) square feet of building area. Eight thousand (8,000) or more square feet of building area shall require two (2) spaces. More than two (2) spaces shall be required at the discretion of the proper authority having jurisdiction (Zoning Officer, Zoning Hearing Board, or the City Planning Commission) at the time of site plan review.

1319.05

Design and Layout of Off-Street Loading Facilities

- (a) Off-street loading facilities shall be designed to conform to the following specifications:
 - (1) Each required space shall be no less than twelve (12) feet in width, thirty (30) feet in length, and fourteen (14) feet in height, exclusive of drives and maneuvering space, and located entirely on the lot being served.
 - (2) There shall be appropriate means of access to a street or alley as well as adequate maneuvering space.
 - (3) The maximum width of driveways and sidewalk openings measured at the street lot line shall be thirty-five (35) feet; the minimum width shall be twenty (20) feet.
 - (4) All accessory driveways and entrance ways shall be graded, surfaced and drained to the satisfaction of the City Engineer, to the extent necessary to prevent nuisances of dust, erosion, or excessive water flow across public ways.
 - (5) Such facilities shall be designed and used in such a manner as to at no time constitute a nuisance, or a hazard or unreasonable impediment to traffic.
 - (6) The screening and lighting requirements of Section 1319.03(h) and (i) shall be met when applicable.

- (b) All required loading facilities shall be provided and maintained in accordance with the following requirements:
 - (1) They shall be provided and maintained so long as the use exists which the facilities were designed to serve.
 - (2) They shall not be reduced in total extent after their provision, except when such reduction is in conformity with the requirements of this Article.
 - (3) Reasonable precautions shall be taken by the owner or sponsor of particular uses to assure the availability of required facilities to the delivery and pick-up vehicles that they are designed to serve.